

00552042/ec



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK AS TRUSTEE
FOR THE BENEFIT OF THE CERTIFICATE
HOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2004-8CB,
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-8CB, its
successors in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF
JAMES S. DIEDERICH; RONI M. PARTAIN;
SONOMA VILLERO OWNERS
ASSOCIATION; STATE OF WASHINGTON;
OCCUPANTS OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 15-2-03903-2 SEA

JUDGMENT RENDERED ON	6/29/2016
WRIT FOR ORDER OF SALE ISSUED:	8/11/2016
DATE OF LEVY:	8/22/2016

TO: UNKNOWN HEIRS AND DEVISEES OF JAMES S. DIEDERICH; RONI M. PARTAIN; STATE
OF WASHINGTON; OCCUPANTS OF THE PREMISES, (IN REM) JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

16125 JUANITA WOODINVILLE WAY NORTHEAST, UNIT 307 BOTHELL, WA 98011

UNIT 307, BUILDING 3, SONOMA VILLERO, A CONDOMINIUM, ACCORDING TO THE
CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER 20000717001546,
AND AMENDMENTS THERETO, IF ANY, AND IN VOLUME 165 OF CONDOMINIUMS, PAGES 71
THROUGH 90, INCLUSIVE, IN KING COUNTY, WASHINGTON.

TAX PARCEL NO.: 7855997-0300-08

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 14, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$275,339.78** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JUNE 14, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on june 14, 2017.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JUNE 14, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121